

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: **1200 - 1212 Lincoln Road & 1628-1634 Alton Road, a.k.a. "1212 Lincoln"**
1628 Alton Road 02-3234-018-0170
1634 Alton Road 02-3234-018-0180

FILE NO: DRB25-1102

IN RE: An application has been filed requesting Design Review Approval for the construction of a new entry canopy and four new signs for a proposed restaurant, with one or more waivers, and variances to exceed the maximum size for projecting signs and for projecting sign special condition requirements, to be placed on an existing building.

LEGAL: Lots 8 and 9 of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.


APPLICANT: Fogo De Chao Churrascaria (Miami Beach Lincoln Road), LLC

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

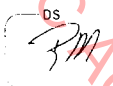
I. Design Review

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Design Review Criteria in Section 2.5.3.1 of the Land Development Regulations.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Sea Level Rise Criteria in Section 7.1.2.4(a)(i) of the Land Development Regulations.

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- D. The project would be consistent with the criteria and requirements set forth in 2.5.3.1 and/or Section 7.1.2.4(a)(i) if the following conditions are met:
1. Revised drawings shall be submitted, and at a minimum, such drawings shall incorporate the following:
 - a. The design of the projecting sign A ("FOGO DE CHAO") located on the canopy facing Lincoln Road shall be approved as proposed, in a manner to be reviewed and approved by staff, consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The design of the wall sign B ("FOGO DE CHAO") located on the building façade facing Alton Road shall be approved as proposed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The proposed projecting/blade signs D1 and D2 ("FOGO DE CHAO") shall not exceed 15 square feet of size area. The design shall be approved as proposed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. Sign A: No exterior raceway or exterior disconnect switches shall be allowed. Intermittent lights or moving or revolving lights shall not be permitted. All electrical wiring and power shall be routed through the proposed canopy and not be visible from the right-of-way.
 - e. Sign B: Shall be located over the existing building louvers on Alton Road. No exterior disconnect switches shall be allowed. Intermittent lights or moving or revolving lights shall not be permitted. All electrical wiring and power shall be routed through the louvers area and not be visible from the right-of-way.
 - f. Signs D1 and D2 shall be rectangular, with no rounded top or bottom, and shall consist of a powder-coated aluminum face. The color shall match the existing louvers and storefront mullions with the tenant signage for a high-quality aesthetic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - g. All proposed signs A, B, D1 and D2 shall be processed in one signage permit.
 - h. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.

In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.


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II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
1. A variance from Sec. 6.2.6. to exceed by 12.49 SF, for a total of 27.49 SF, the maximum size area of 15 SF for the installation of a projecting sign (Sign A located on the proposed canopy facing Lincoln Road).
 2. A variance from Sec. 6.2.6. to exceed by 11.57 SF the maximum size area of 15 SF for the installation of a projecting sign (Blade sign D2 located on Lincoln Road).
 3. A variance from Sec. 6.2.6. to exceed by 11.57 SF the maximum size area of 15 SF for the installation of a projecting sign (Blade sign D1 located on Alton Road).
 4. A variance from the special conditions set forth in section 6.2.6, entitled "Projecting signs," for the installation of a projecting sign (Blade sign D2 located on Lincoln Road).
 5. A variance from the special conditions set forth in section 6.2.6, entitled "Projecting signs," for the installation of a projecting sign (Blade sign D1 located on Alton Road).
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, as noted above, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

Additionally, the Board has concluded that the plans and documents submitted with the application comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

- i. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- ii. The special conditions and circumstances do not result from the action of the applicant;
- iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
- iv. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;
- v. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- vi. The granting of the variance will be in harmony with the general intent and purpose

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of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

- vii. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and
 - viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article 1, as applicable.
- C. The Board hereby **Approves** variance requests 1, 4 and 5 and **Denies** variance requests 2 and 3.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances and Waivers' noted above.

- A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- B. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "FOGO DE CHAO – NEW ENTRY CANOPY APPROVAL" as prepared by **Harrison USA LLC**; and signage details and variance diagrams as prepared by **FIRST & MAIN SIGNAGE FOR MODERN BRANDS**. and as approved by the Design Review Board, as determined by staff.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Section 2.2.4.6 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

Dated 2/5/2026 | 4:27 PM EST

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